



Alum Rock Union Elementary School District
Bond Program Update for February 9, 2017 Board Meeting

CURRENT PROJECTS:

Restroom Projects

DSA Modernization projects

The following 4 school sites are to receive DSA Modernization improvements.

- **Cassell E.S.**
- **Dorsa E.S.**
- **Ryan E.S.**
- **Adelante Academy**

Based on various meetings and negotiations with DSA, it was mutually agreed to limit DSA Upgrades and Modernization only to the Listed Sites, including ADA accessibility. All Restroom Projects were under construction this summer of 2016. Cassell and Ryan Restroom Projects are 100% complete. Dorsa is 100% complete as well. Adelante is 99% complete, but is fully operational and functional. Adelante is being used by Students and Staff. We are in the punchlist phase of completion for Adelante. The Adelante Contractor is closing its business and Del Terra is working with the Bonding Company to complete outstanding Punchlist items.

The following sites and number of restrooms are as follows:

Adelante Academy: 1 Nurse, 1 Men, 1 Woman, 1 Boys, 1 Girls = **5 total**

- **Admin Bldg (Nurse/Men/Women Rstrms), 100% complete.**
- **Student Rstrms, 99% complete.**
- **Expected final completion, In punchlist phase.**

Dorsa ES: 1 Boys, 1 Girls = **2 total**

- **Student Rstrms, 100% complete.**
- **Expected final completion, Complete.**

NOTE: District requested additional work beyond the original Contracted Scope, e.g.

Adelante:

- *Paint entire Admin. Offices*
- *Removal of existing Concrete and adjacent Trees at Quad area*
- *Remove & Replace concrete driveway at Garbage Bin area*
- *Remove & Replace Asphalt Parking Lot at front entry*
- *concrete driveway at Garbage Bin area*

Cassell:

- *Repaint Principal's Office and adjacent Hallway*

Construction Budget of this summer's DSA restrooms is approximately **\$3,545,285.**



There may be a final Change Order for Cassell and Ryan projects, if so they will be presented to the Board in the future for approval. The total of the Change Order may be approximately 1% to 1.5%.

It is noted, that at some time in the future, additional Restrooms within the District will also require DSA Upgrades/Modernization.

Hubbard ES: Portable Bldg Relocation/Interim Housing

Relocate to Hubbard ES the following bldgs:

- two (2) existing Portable Classroom Bldgs from Fischer MS
- one (1) Portable Classroom Bldg from Cesar Chavez ES
- one (1) NEW Restroom bldg.

The three portable classrooms and portable restroom projects are 100% complete and are being used by Staff and Students.

UPCOMING PROJECTS:

New HVAC Projects: Dorsa ES and LUCHA

Scope of Work is to install new HVAC within classrooms at Dorsa ES and LUCHA. Combined project construction budget is \$2,000,000.

The HVAC Projects (Dorsa and LUCHA) are DSA approved and are currently being advertised to bid for construction this summer, 2017.

Multi-Purpose School Community Center (MPSCC)

Fischer MS Project

Construction Budget: \$10.3M

The Design **plans were submitted to DSA for their review process.** Previously, District Staff and Bond Facilities Committee reviewed the Renderings, provided comments and design clarifications. Overall, the Project Design was very well received. No other changes were recommended. District Administration and Bond Facilities Committee (BFC) approved the project's final design. Renderings were presented to Board of Trustees at July meeting. Plans were submitted to DSA for their review.

Plans were submitted to DSA as scheduled. Plans are pending Final corrections and resubmittal; with DSA approval anticipated between late February and early March 2017.



George MS Project

Construction Budget: \$9.0M

- On February 25, 2016 the Planning Team, i.e. Del Terra, District Administration and Project Architect, Sugimura Finney Architects (SFA), met with the Parent/Staff School Site Committee, Principal Barbara Campbell and Site Staff. Meeting was to gather school site input on the preferred **use and function** of the new facility.
- On March 3, 2016 the Planning Team and committee also visited the Mexican Heritage Museum to see additional design and function concepts.
- Bond Facilities Committee reviewed the updated Schematic plans. A few recommendations on access points and aesthetic issues were discussed. Overall Project was recommended to move forward. The plan did comply with all the requirements of the District, Site Staff, and Community Input.
- As such, Del Terra and Architect did meet and confer on final design details in order for the Architect to finish Schematic Design.
- On Sept. 29, 2016 Del Terra presented to the District Administration and Bond Facilities Committee for final Schematic Design Approval. BFC provided their approval of the Projects Schematic design.
- At the BFC Del Terra stated that based on the current design directed by the District the estimated cost of the Project is no longer \$7.0M. A new Budget will be updated once the Final Schematic Design is completed.
- During the Oct. 13, 2016 Board Meeting Del Terra advised the Board that the Project budget will be increased due to the current approved design.
- District received the latest floor plan to review and will confirm final acceptance by the end of October 2016.
- District, End Users, Architect and Del Terra met on October 28, 2016 to discuss the project for Final Acceptance and it was well received. However, the District asked the Architect to look into a couple minor modifications, e.g. layout options for office space, color selections, and Equipment Storage.
- Del Terra and the Architect (SFA) are ready to re-schedule another meeting for Final Acceptance of modified design which will include the items previously discussed. Upon acceptance the project will move into the Design Development Phase.
- Once Design Development is complete, the renderings will be presented to the Bond Facilities Committee and Board of Trustees for approval.
- In a committee meeting, the District requested that Del Terra work with the Architect (SFA) and look into some value engineering components to save some money.
- Del Terra will meet with the Bond Facilities Committee (BFC) to review the potential value engineering savings, which do not impact the overall “theme” of the building.
- Upon final confirmation of acceptance of value engineering and design, the revised design can be resubmitted to District staff and BFC for review and recommendation to the Board of Education.
- **On January 25, 2017, the Architect (SFA) and Del Terra met with the District Staff, the Bond Facility Committee and Community members; the meeting was to address Value Engineering concepts for the new building. Various project elements were recommended to be potentially eliminated but direction by the Committee was to ensure that the current Scope, Layout and Footprint of the Building were not to be altered or impacted.**
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DELTERRA

- **The Project Budget was discussed and recognized by the Committee to be on par with the Fischer MPSCC \$10.3M project**
- **The George MPSCC building has a Hard Cost (construction) budget of \$9,000,000 plus a new parking area of an additional \$1,000,000 estimate. This will make the George MPSCC Construction Budget to be estimated at \$10M.**
- **SFA and Del Terra will providing the results of the recommended Value Engineering changes by mid-February 2017.**
- **Once the District Staff provide direction after the results of the Value Engineering recommendations, the schematic design development will be completed and Design Development will commence.**

Alum Rock Professional Development Center (old MACSA)

The Architect (SFA) is working on the Project with the Programming/Scope being defined by the District.

Facility will require various improvements and repairs.

The current scope of work is as follows:

- Roofing
- Electrical Upgrades
- HVAC units are to be replaced
- Painting
- Landscaping
- Building modifications
- Create new Access Road & Drop-Off areas
- New Signage

As further assessments determine, additional improvements and repairs will be evaluated as necessary.